



Stoney Hills, Burnham-On-Crouch, CM0 8QA  
Price guide £700,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*GUIDE PRICE £700,000 TO £725,000\*\*** TWO BRAND NEW DETACHED HOMES being offered with no onward chain and a 10 year new build warranty. Located in the sought after Stoney Hills area made up of only detached houses, we are proud to offer these brand new properties which offer spacious accommodation across two floors. The accommodation in full comprises two first floor bedrooms with en-suite shower room, landing, whilst the ground floor boasts an impressive entrance hallway with vaulted ceiling, bathroom/cloakroom, bedroom/study, living room with doors opening to rear garden and a spacious and well equipped open plan kitchen/dining/living room with a fully fitted modern kitchen with Quartz work surfaces and built in appliances and part vaulted ceiling to one end. Externally the properties will be finished with a resin bound driveway and planted borders, providing parking for 4 vehicles to each property and a private westerly facing rear garden with large porcelain patio.

The attractive properties are available to view immediately but strictly by appointment only.

EPC: TBC

### Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

### Village of Burnham-on-Crouch

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre

hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.



